

Goodrich Lumber Move Highlights Business Changes

The planned relocation of the Goodrich Lumber business from Railroad Ave. to Kingston highlights plans for major changes to several business areas in Duxbury.

Inspectional Services Director Richard MacDonald and his team are busy overseeing some \$30 million in estimated construction so far in 2002 with more projects in the works.

Included in the mix are the school additions and septic treatment facility which serves the school complex area.

MacDonald said that other changes are proposed in the Millbrook area including plans by Alvin Hollis to remove the business's fuel storage tanks at the end of Railroad and Alden Street for a new professional office complex. Steve Carleton is also adding professional office space next door to Farfar's.

Permitting applications are



Benjamin "Bud" Goodrich and his wife, Natalie, still own the Railroad Avenue land which could have a new use once current owner Sam Wakeman moves the lumber business and retail store to Kingston.

also in place for major changes to the Snug Harbor waterfront area with new offices, dormitory and other improvements proposed by the Duxbury Bay Maritime School and a new boat storage and retail facility for Bayside Marine.

The town recently received a Snug Harbor water quality grant which will support the changes to the waterfront.

Benjamin "Bud" Goodrich is looking at the end of an era

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with the planned relocation to Kingston of the hardware and lumber business which carries his family's name.

Goodrich Lumber, owned by Sam Wakeman since 1993, will relocate in August or September, five miles south to land off Route 53 in Kingston near the site of the former Mid Cape Center.

"We need more room," said Wakeman Monday. "The move will allow us more retail hardware space and bigger lumber yard to support building and remodeling."

Wakeman said his business supports builders from about a 25 mile radius and has grown substantially over the past nine years. The store will grow from 3500 to 9,000 square feet. The warehouse space will increase from 16,000 square feet under cover to 45,000 square feet.

The 86-year old Goodrich, a lifelong resident of town, said he has already had a lot of interest expressed in the future usage of the 2.5 acre site he owns, where the family business was first located in 1921.

"I'm talking to several people who have approached me and will eventually choose what will be the most appropriate and profitable use," he said.



Goodrich Lumber has been a Millbrook fixture since 1921.

He did not rule out the facility's continuing as a lumber business with a new owner but said he has heard a lot of interesting proposals but made no decision yet.

The Millbrook area has recently gone about some modest changes with the addition of several professional business offices on Railroad Avenue.

Goodrich still owns a large chunk of the land in the Millbrook area, purchased by his father years ago in order to facilitate grain, coal and lumber deliveries near the old railroad stop. That land includes the Millbrook Market complex, St. George Street garage and Barney's Mobil area. He has also developed land in town in the Standish Shore and Millbrook areas, including the Back River Way development, Brewer's Lane, Strawberry Lane and Hound's Ditch.

Goodrich, an Amherst College graduate, took over the family business shortly after returning from the service where he served as an officer in World War II.

The business thrived and buildings were added to support the growth.

In 1969, an arsonist set the building on fire in what was a huge inferno requiring the assistance of firefighting units from five other towns. A \$10,000 lumber delivery had just arrived the previous day.

After the devastating loss, the Goodrichs were forced to regroup and finally decided to continue the business which continued to grow. He gave the business to his daughter and son in law in the late 80's and early 90's but it wasn't for them, he said.

Goodrich was born on a 10-acre farm near a duck pond in West Duxbury. These days Goodrich and his wife of 53 years, Natalie, spend peaceful time at their home off Tremont Street overlooking Mill Pond.

For the past few years they have enjoyed raising and releasing quail, a relatively rare bird once native to this area.

Asked about development in town, he said overall he is pleased with the controlled growth in town.

"But there has been a period when land use boards would not work with developers at all."

It was almost as if it was assumed everyone had an ulterior motive, he said.

"They would have been better off to cooperate with builders to a point. What's happening today is a result of their being so overly restrictive in some cases."

Last year the town issued 509 building permits with an estimated construction cost of \$15,252,104, generating \$152,531 in fee revenue for the town.